



Public Notice

Applicant:
City of Solon

Date:
Published: Dec. 8, 2000
Expires: Jan. 7, 2001

**U.S. Army Corps
of Engineers**

In Reply Refer To:

Buffalo District CELRB-CO-R RE: 97-494-0013(1) Section: OH 404

**Application for Permit under Authority of
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

Mr. Don Holub, on behalf of the City of Solon, 6679 SOM Center Road, Solon, Ohio 44139, has requested a Department of the Army (DA) Permit to place fill in waters of the United States for the construction of the Solon Community Center. The project is located off of Portz Parkway, in the City of Solon, Cuyahoga County, Ohio.

Department of the Army authorization is required to place fill in approximately 3.04 acres of wetland.

Site History: On January 17, 1997, the City of Solon received DA authorization to place fill in 0.72 acre of jurisdictional wetland for the construction of Portz Parkway (reference DA Processing No. 97-494-0013[0]). The 0.72 acre of impact from Portz Parkway is not being considered as part of a single and complete project with the proposed Solon Community Center.

Current Proposal: The City of Solon would like to place fill material in approximately 3.04 acres of Federal wetland for the construction of a community recreation center. The new facility will consist of buildings, pools, parking lots, a jogging track, and utilities.

As mitigation for these impacts, the applicant has proposed both on-site and off-site mitigation projects. The on-site mitigation will consist of enhancing the remaining seven (7) acres of wetland through increasing vegetation and habitat diversity. The off-site component will consist of the restoration/creation of approximately three (3) acres of wetland at the site of the Blue Heron Rookery located off of Russell Drive within the City of Solon (Sheets 7-8 of 8). The City of Solon is currently working with the Ohio Department of Natural Resources to dedicate this area for protection. The applicant is currently preparing the draft mitigation plan.

The applicant's stated purpose for this project is to provide a new community center for the City of Solon with public access. There are two existing private health clubs within the City, but the proposed community center will be available to the general public.

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Martin P. Wargo, who can be contacted by calling (716) 879-4116, or by e-mail at: martin.p.wargo@usace.army.mil

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency.

There are no registered historic properties or properties listed as being eligible for inclusion in the National Register of Historic Places that will be affected by this project.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207-3199, and should be marked to the attention of Martin P. Wargo, or by e-mail at: martin.p.wargo@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

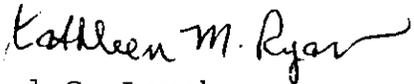
Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

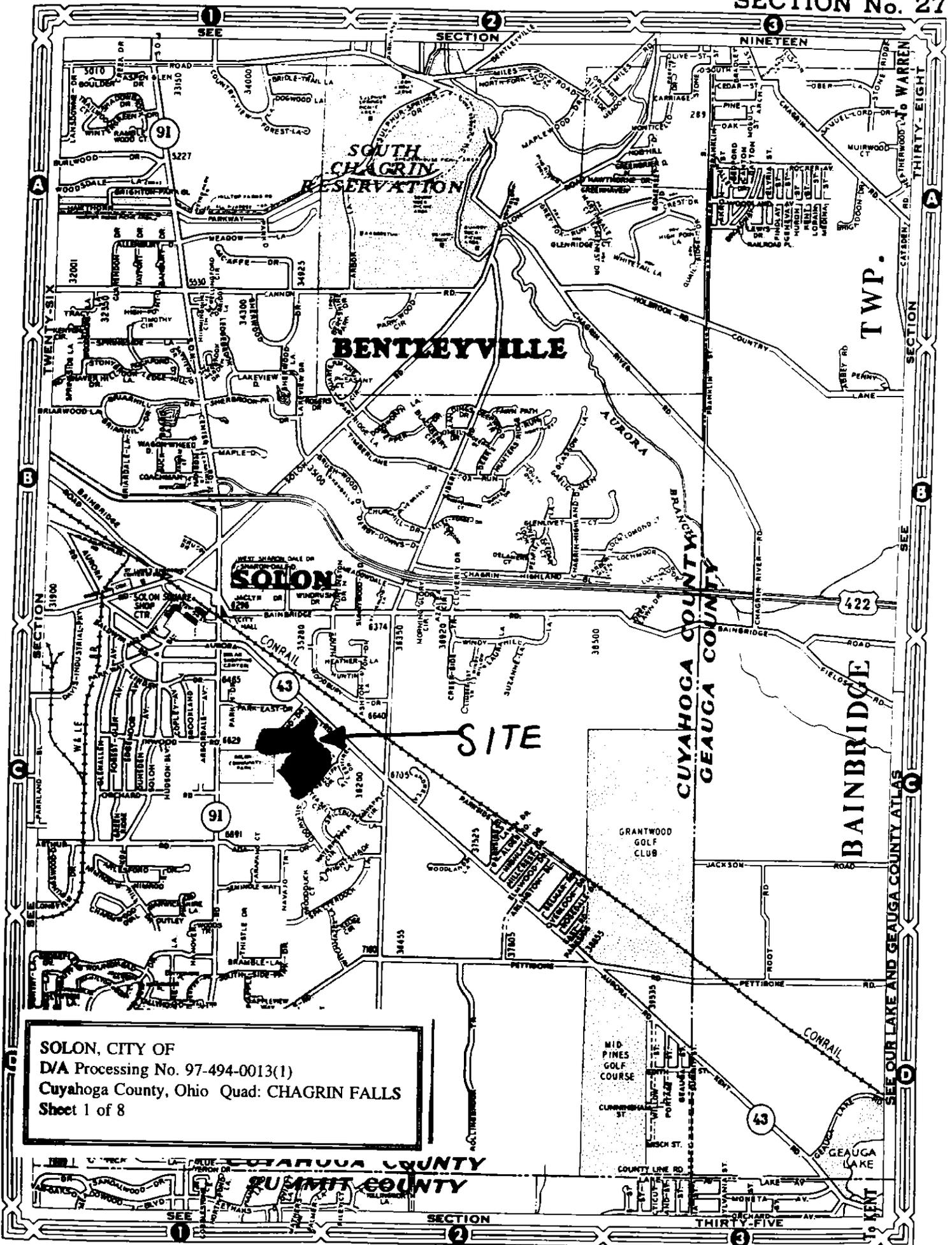
The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the

preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

for 
Paul G. Leuchner
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.

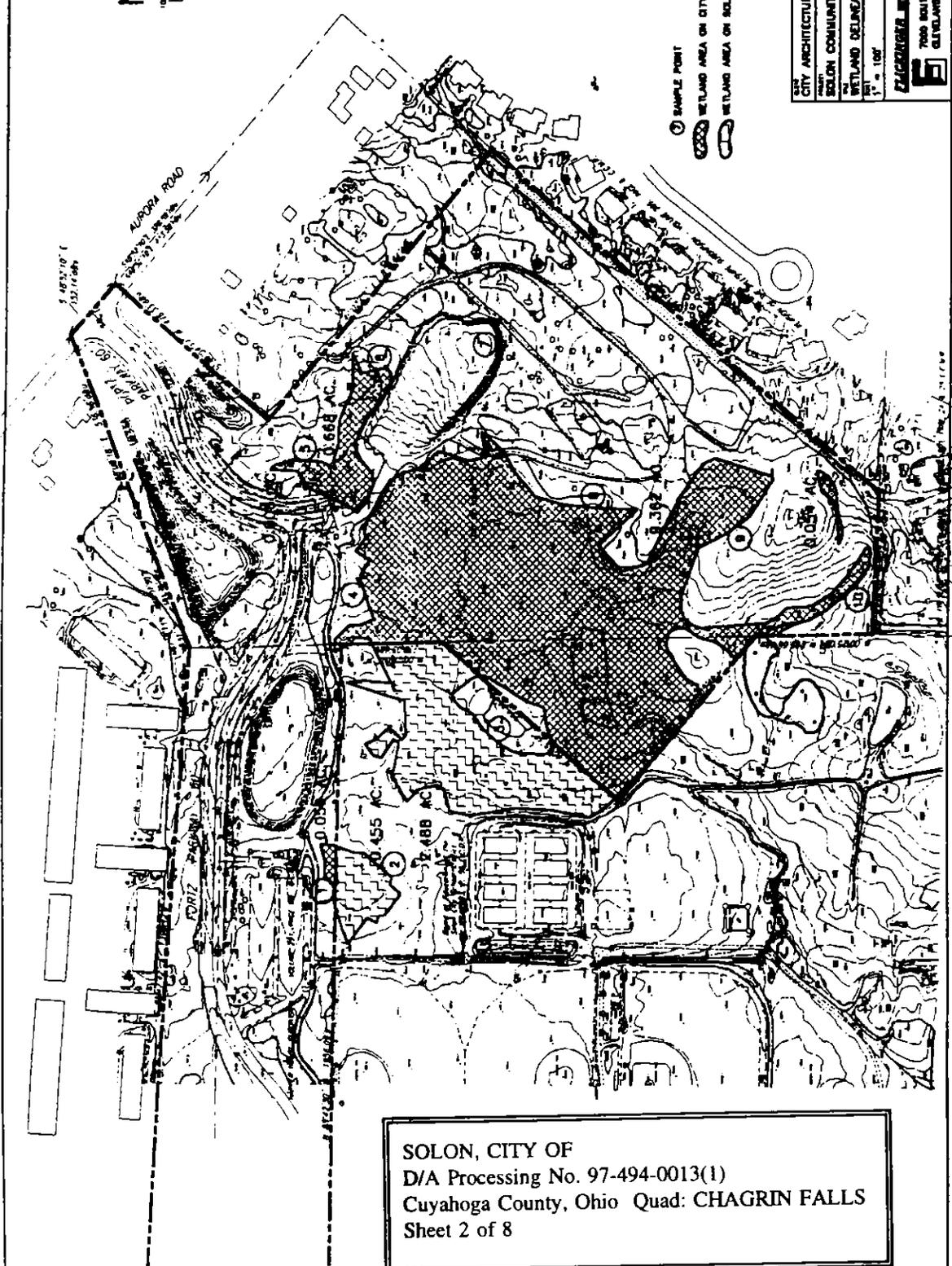


SOLON, CITY OF
 D/A Processing No. 97-494-0013(1)
 Cuyahoga County, Ohio Quad: CHAGRIN FALLS
 Sheet 1 of 8

"WETLAND DELINEATION"



NORTH



- ① SAMPLE POINT
- ▨ WETLAND AREA ON CITY OF SOLON PROPERTY - 10,110 ACRES
- ▨ WETLAND AREA ON SOLON SCHOOL PROPERTY - 2,843 ACRES

BY	CITY ARCHITECTURE
DATE	SOLON COMMUNITY CENTER
TITLE	WETLAND DELINEATION
SCALE	1" = 100'
PROJECT NO.	97-494-0013(1)
DRAWN BY	FLACK+KURTZ+SMITH GROUP, INC.
CHECKED BY	7000 SOUTH EDENTON ROAD, SUITE 108
DATE	CLEVELAND, OHIO 44111 (440) 538-1160
NO. OF SHEETS	8
SHEET NO.	2

SOLON, CITY OF
 D/A Processing No. 97-494-0013(1)
 Cuyahoga County, Ohio Quad: CHAGRIN FALLS
 Sheet 2 of 8



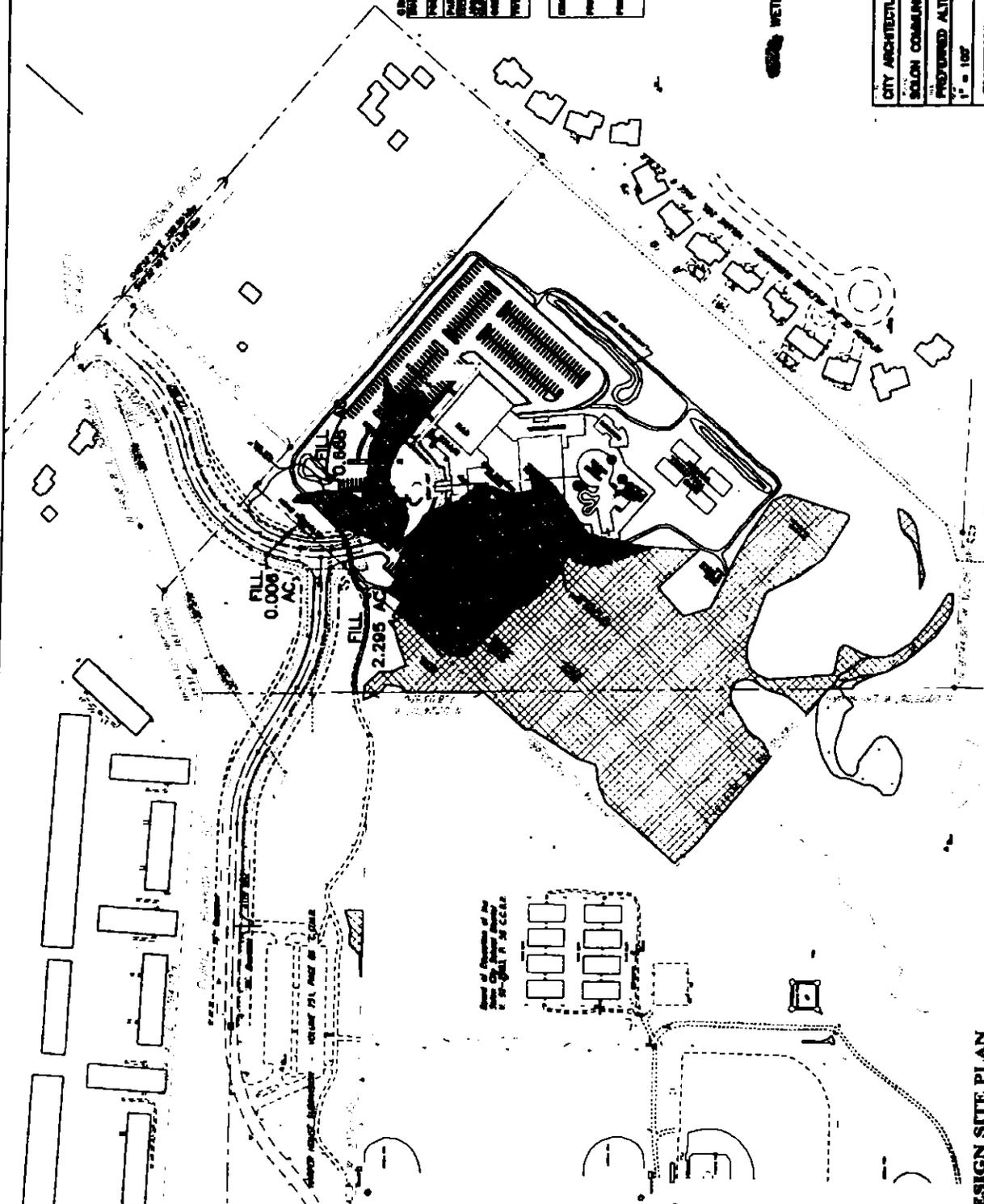
GRAPHIC SCALE
 1" = 100 FT.
 0 50 100

SHADING AREA COVERAGE		WETLAND AREA COVERAGE	
PERCENT	AREA	PERCENT	AREA
100%	10.000	100%	10.000
75%	7.500	75%	7.500
50%	5.000	50%	5.000
25%	2.500	25%	2.500
0%	0.000	0%	0.000

WETLAND COVERAGE	
PERCENT	AREA
100%	10.000
75%	7.500
50%	5.000
25%	2.500
0%	0.000

WETLAND FILL AREA = 2.008 ACRES

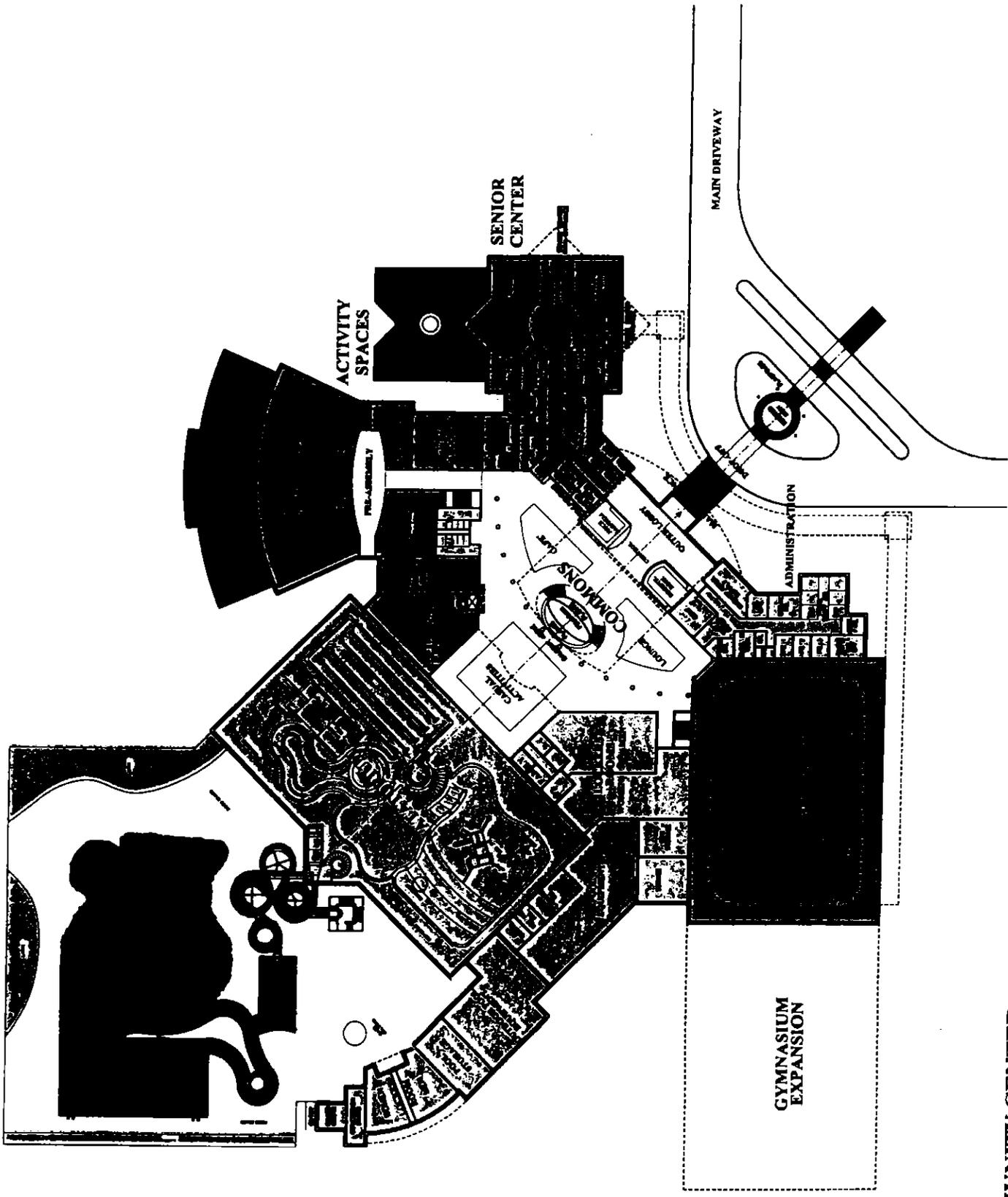
CITY ARCHITECTURE
 SOLON COMMUNITY CENTER
 PROPOSED ALTERNATIVE
 1" = 100'
 ZACHRY GROUP, INC.
 800 WEST POND DRIVE, SUITE 10
 FAYETTEVILLE, OHIO 44129 (330) 886-0888



"PROPOSED SITE PLAN"

SOLON, CITY OF
 D/A Processing No. 97-494-0013(1)
 Cuyahoga County, Ohio Quad: CHAGRIN FALLS
 Sheet 3 of 8

SCHEMATIC DESIGN SITE PLAN
 SOLON COMMUNITY CENTER COMMITTEE
 SEPTEMBER 1, 1998 CITY ARCHITECTURE



CONCEPTUAL 1ST FLOOR PLAN
 SOLON COMMUNITY CENTER COMMITTEE
 APRIL 7, 2000
 CITY ARCHITECTURE

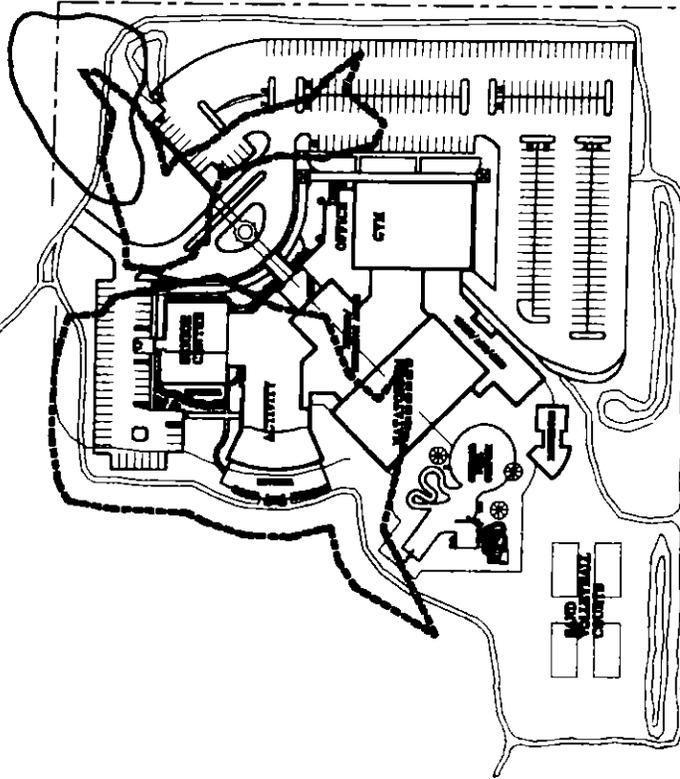
SOLON, CITY OF
 D/A Processing No. 97-494-0013(1)
 Cuyahoga County, Ohio Quad: CHAGRIN FALLS
 Sheet 4 of 8

SOLON COMMUNITY CENTER
 SOLON, OHIO

The graphic scale bar shows a distance of 100 feet, divided into 10-foot increments. A north arrow is located to the right of the scale bar.

OPTION 3:
MODERATE WETLAND DISRUPTION

SOLON, CITY OF
D/A Processing No. 97-494-0013(1)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 5 of 8



GROUND AREA COVERAGE		
BUILDING AREA COVERAGE	96,680 SF (2.2 ACRES)	8.3%
POOL & TERRACES	32,860 SF (.75 ACRES)	2.8%
PARKED AREA COVERAGE (TOTAL PARKING 326 SPACES)	160,000 SF (3.67 ACRES)	13.8%
JOGGING TRACK (3,370 LF)	20,220 SF (.46 ACRES)	1.7%
GREEN SPACE COVERAGE	854,485 SF (19.62 ACRES)	73.4%
TOTAL	1,164,165 SF (26.7 ACRES)	100%

EXISTING WETLAND COVERAGE	= 444,530 S.F. (10.20 ACRES)
PROPOSED WETLAND COVERAGE	= 316,200 S.F. (7.23 ACRES)
PROPOSED WETLAND DISPLACEMENT	= 129,330 S.F. (2.97 ACRES)

SOLON COMMUNITY CENTER
SOLON, OHIO

0 75 150 300

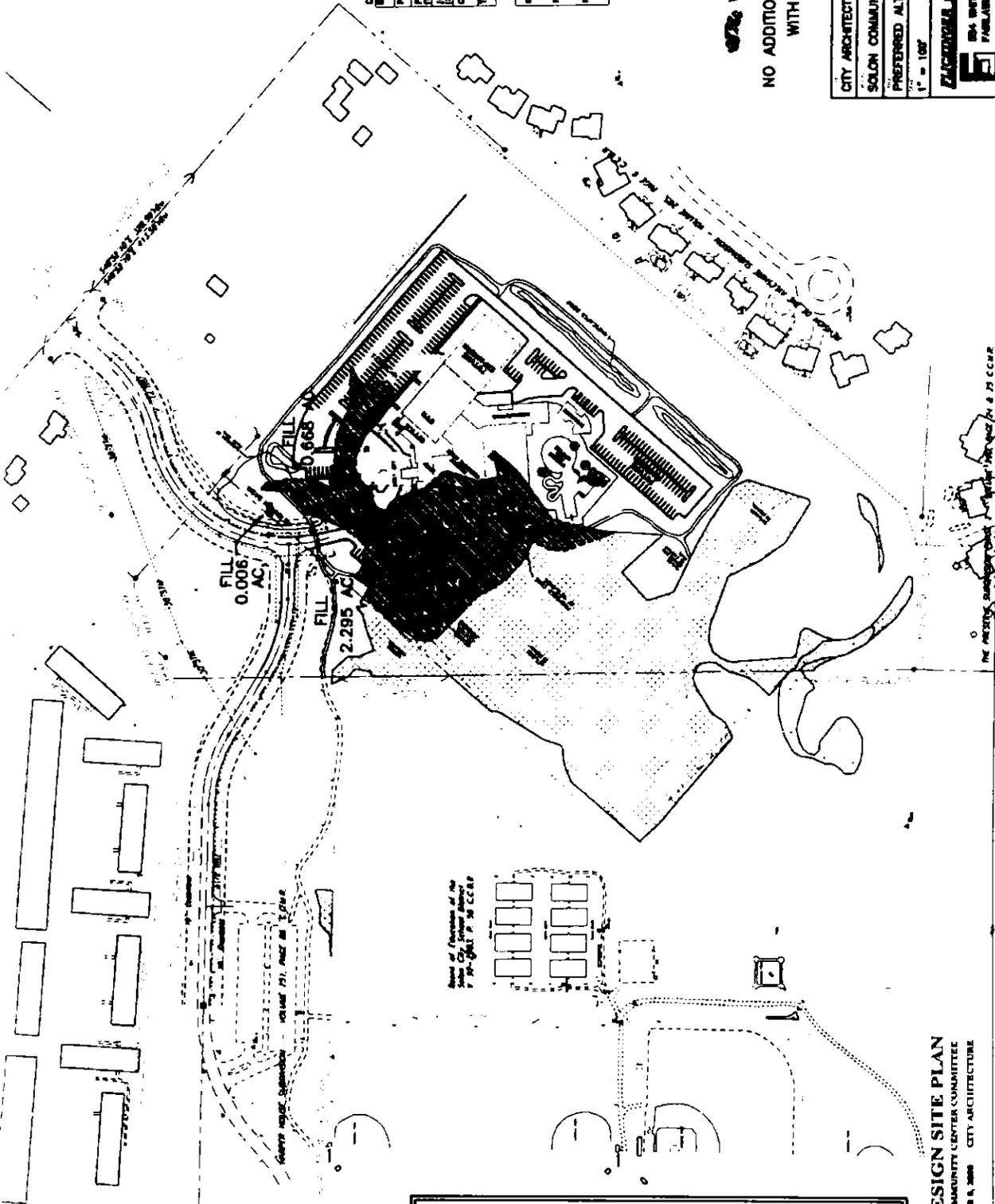
SCHEMATIC DESIGN SITE PLAN
SOLON COMMUNITY CENTER COMMITTEE
SEPTEMBER 20, 2000 CITY ARCHITECTURE



GROUND AREA COVERAGE	
BRUSHING AREA COVERAGE (30.540 SF)	0.001
PAVING AREA COVERAGE (1,373.000 SF)	0.031
CONCRETE PAVING AREA COVERAGE (13,800.000 SF)	0.314
ASPHALT DRIVEWAY COVERAGE (1,179.000 SF)	0.027
GRAVEL DRIVEWAY COVERAGE (1,179.000 SF)	0.027
TOTAL	0.400

WETLANDS COVERAGE	
EXISTING WETLANDS COVERAGE (14,140.000 SF)	0.321
PROPOSED WETLANDS COVERAGE (215,000.000 SF)	4.833
PROPOSED WETLANDS DISPLACEMENT (120,000.000 SF)	2.700
TOTAL	2.454

WETLAND FILL AREA
 NO ADDITIONAL FILL WILL OCCUR WITH THE EXPANSION



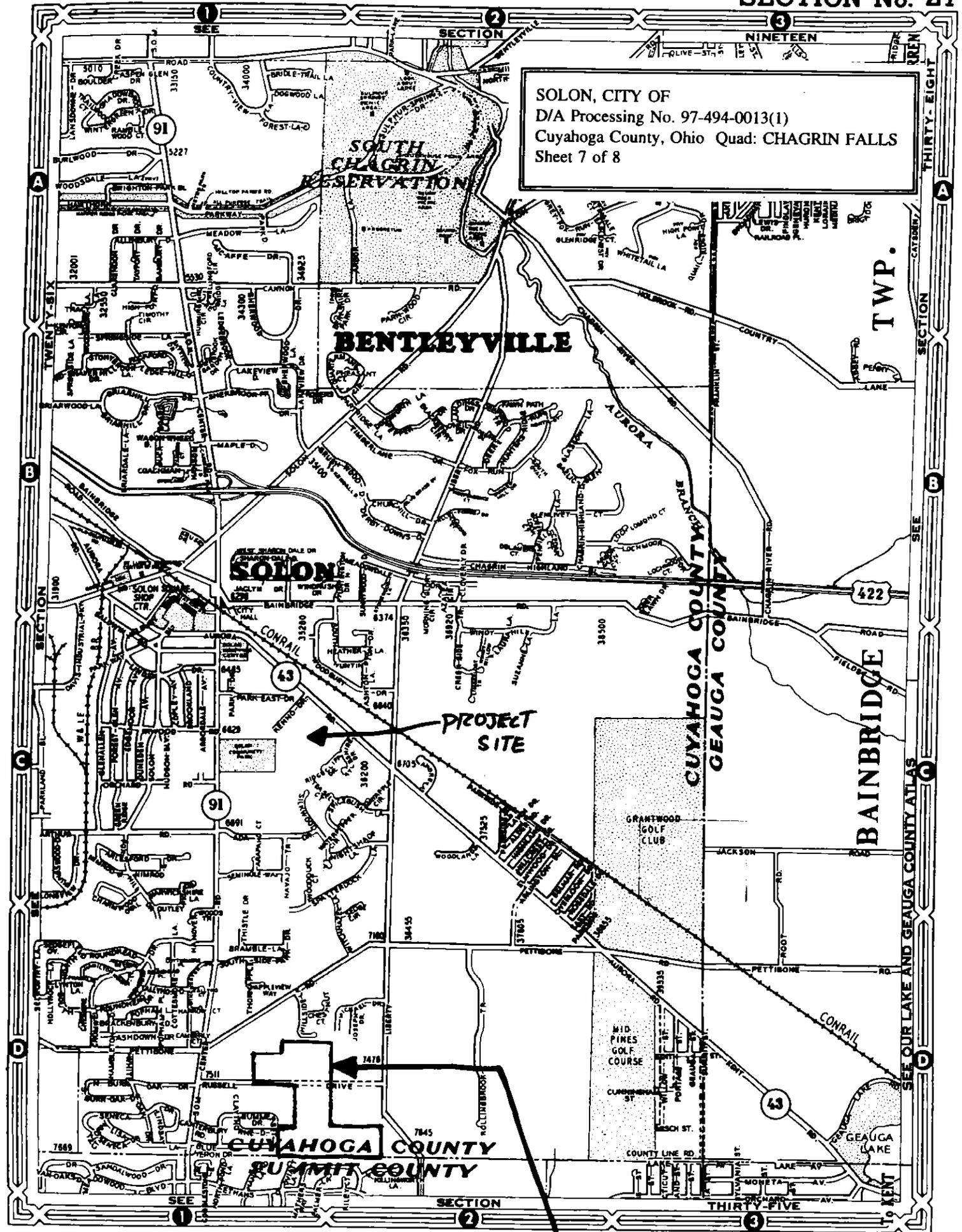
CITY ARCHITECTURE	9-28-00
SOLO COMMUNITY CENTER	PROJECT
PREFERRED ALTERNATIVE, FUTURE EXPANSION	1" = 100'
1" = 100'	9-28-00
ZACHRY GROUP, INC.	PRODUCTION
804 WIFE POND DRIVE, SUITE D	1 of 1
PARLAK, OHIO 44130 (330) 880-0888	

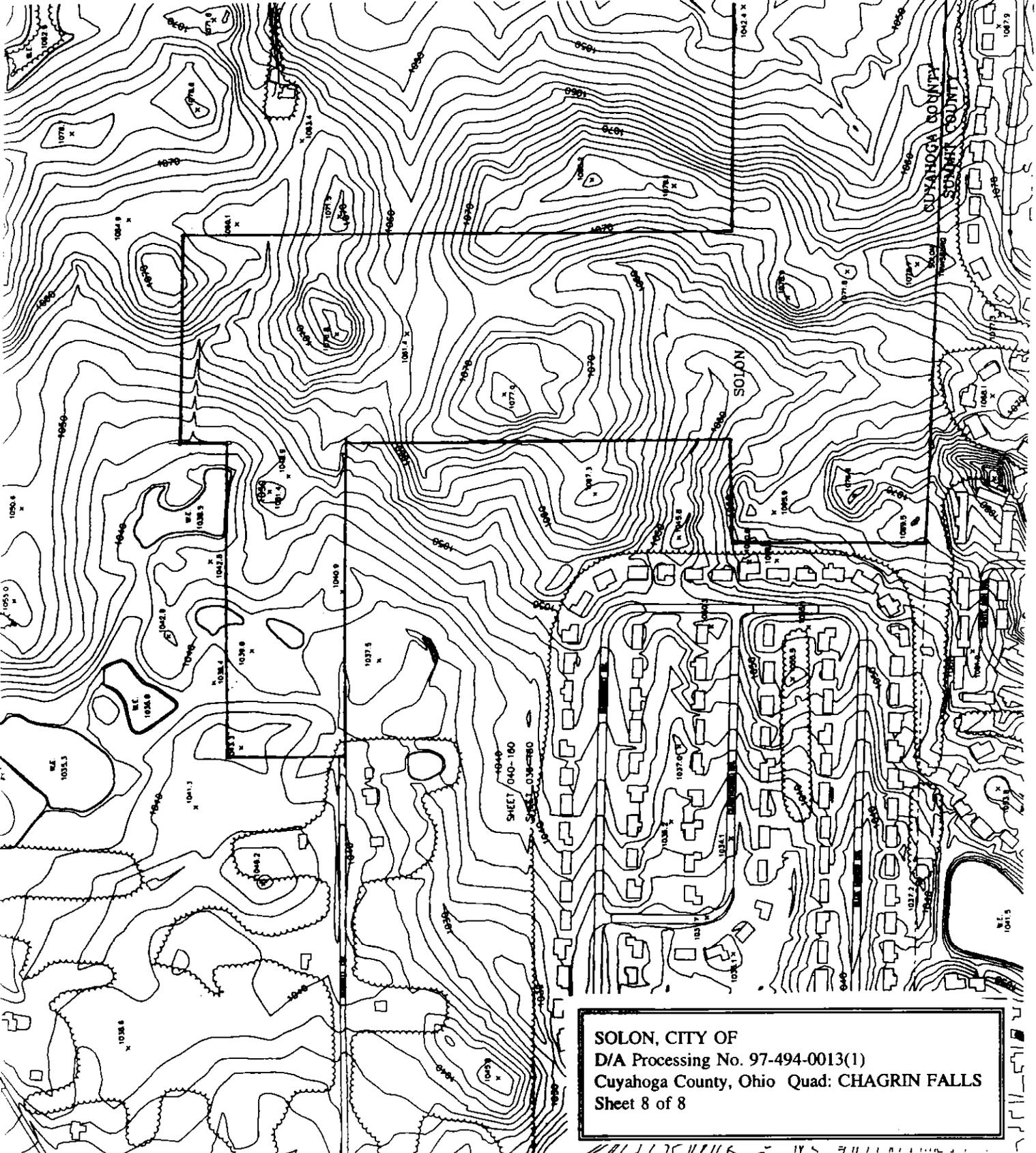
"POTENTIAL FUTURE EXPANSION"
[NO NEW WETLAND IMPACTS]

SOLON, CITY OF
 D/A Processing No. 97-494-0013(1)
 Cuyahoga County, Ohio Quad: CHAGRIN FALLS
 Sheet 6 of 8

SCHEMATIC DESIGN SITE PLAN
 SOLO COMMUNITY CENTER COMMITTEE
 SEPTEMBER 8, 2000 CITY ARCHITECTURE

SOLON, CITY OF
D/A Processing No. 97-494-0013(1)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 7 of 8





SOLON, CITY OF
 D/A Processing No. 97-494-0013(1)
 Cuyahoga County, Ohio Quad: CHAGRIN FALLS
 Sheet 8 of 8